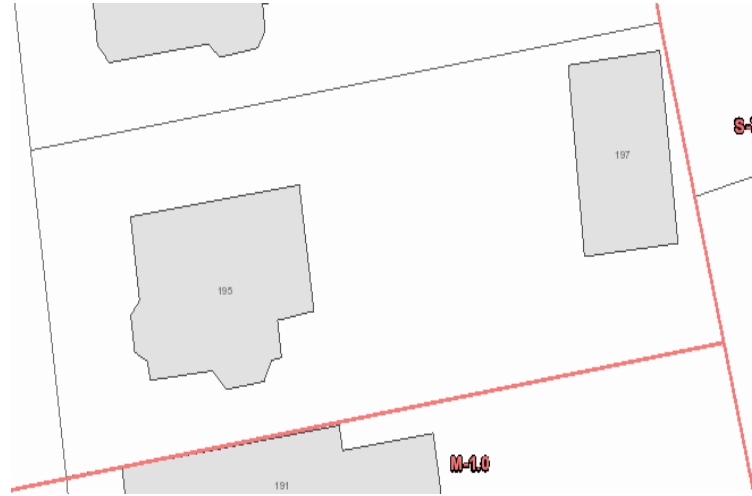


# Brookline Preservation Commission

## Local Historic District Report

Address: 195 Babcock Street  
District: Graffam-McKay LHD  
Owner: James Miczek  
Date Built: 1897-1898  
Architect: James Murray  
Builder: A.E. Coffin



### Statement of Significance:

Simeon Taylor took out a permit for this house and carriage barn in 1897. The house permit, #67, was dated June 3, 1897, while the permit for the carriage barn, #93, was dated August 3. The estimated cost of the house was \$8,000, and the carriage barn \$1,500. Both were designed by James Murray and built by A.E. Coffin. Little is known about architect Murray, who had an office on Tremont Street and lived in Roslindale. Taylor was a salesman (business unknown) at 51 North Market Street in Boston.

The house was designed in the Colonial Revival style and basic configuration of the front of the house with its hipped roof, porch, dormer and bay windows is very typical of the neighborhood. However, the north elevation has distinctive features, including the particularly unusual small columns supported on decorative consoles at either end of the pediment formed by the gable roof that intersects the hipped roof. This elevation also features round arched windows on the first floor and an oriel window at the second floor level.

### Proposed Alterations:

The applicant has applied for a Retroactive Certificate of Appropriateness for the installation of a visible, unscreened generator on the strip of land between the existing driveway and north elevation of the house.

## Applicable Guidelines:

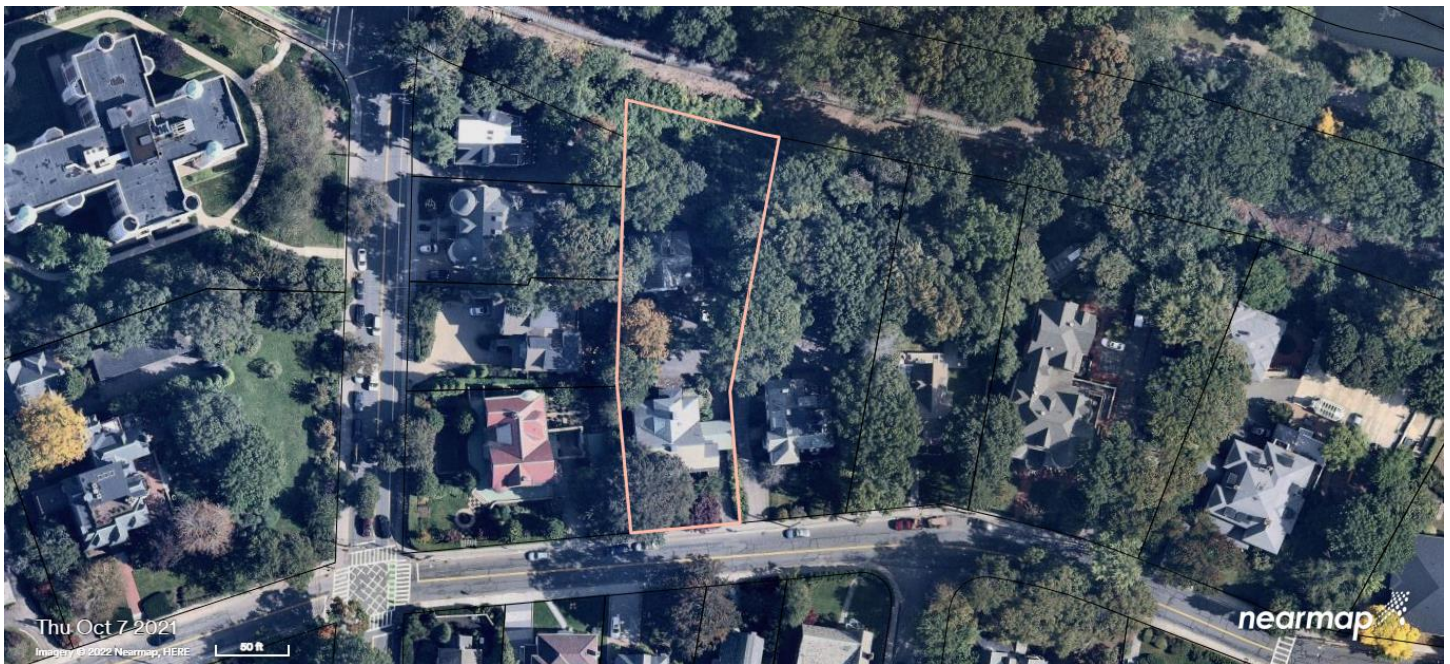
The Design Guidelines state:

- While landscaping is generally not subject to review by the Commission, the following are subject to review and approval by the Commission: (iii) outside HVAC equipment, condensers, and PVC venting pipes (all of these should be located in the rear, if possible) and have some kind of screening

## Preliminary Findings:

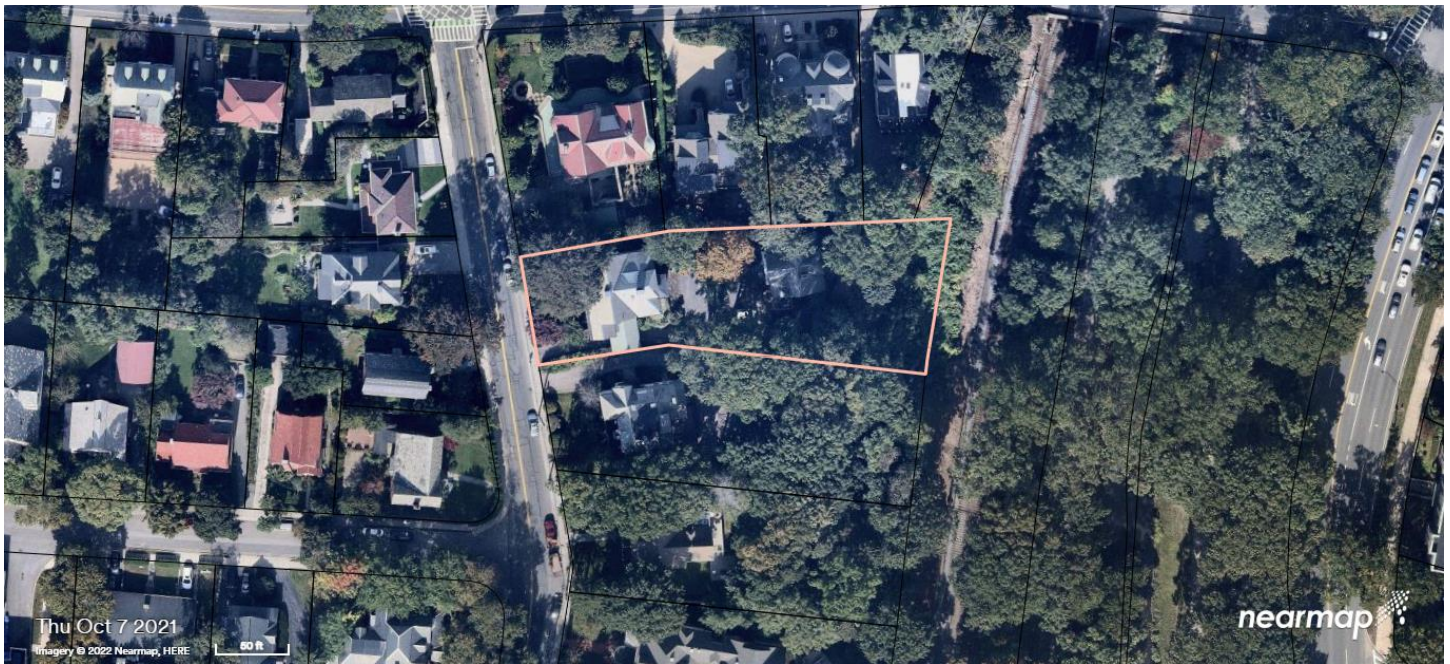
Staff initially contacted the applicant's contractor in July 2021 and notified them that BPC approval was required for the work. The applicant's contractor responded that the installation of the generator was required to operate medical equipment for an occupant of the building and should not be subject to preservation review. Staff replied that while these concerns did not warrant an exemption, the BPC would offer an expedited review process. No response from the applicant or his contractor was received until March 2022, when a formal violation letter was mailed to the address. No building permit was issued for this work.

The location of the installed generator is not considered appropriate under the design guidelines. The applicant argued that the placement of the generator should be approved due to the need for it to be easily accessed by a person in a wheelchair and for maintenance purposes. Regardless of its location, the generator should be screened with appropriate screening, as stated in the design guidelines. Staff requested that the applicant include a suitable screening plan as part of his application but has not yet received this information.



Aerial view of 195 Babcock Street, looking east.





Aerial view of 195 Babcock Street, looking north.



Aerial view of 195 Babcock Street, looking west.





Aerial view of 195 Babcock Street, looking south.



View of 195 Babcock Street from Babcock Street





View of the generator from Babcock Street